LOT 7 MYRTIS ESTATES UNIT 1.
682-597, 744-1102, 748-1217, WD

DOUGLASS BENJAMIN B/DOUGLASS TONI J
134 SE CLARENCE CT
LAKE CITY, FL 32025

2027

11-5S-17-09208-107

BUILDING CHARACTERISTICS

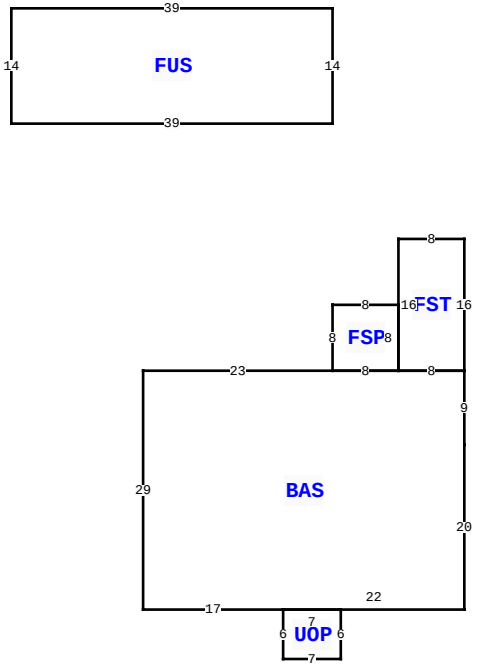
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,131	100		1,131	108,905
FSP	64	40		26	2,504
FST	128	55		70	6,741
FUS	546	100		546	52,575
UOP	42	20		8	770
TOTALS	1,911			1,781	171,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,781	134.6730	148.14	263,837	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1677 HX Base Yr 2023



134 SE CLARENCE CT, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,494
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		193,794
SOH/AGL Deduction		1,092
ASSESSED VALUE		192,702
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,291
TOTAL JUST VALUE		193,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,908

SALE:1:1: DOT - WANTED TO SELL AND TOOK LESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2483	12/10/2021	WD	Q	I	01	215,000
GRANTOR: WILLIAMS CHARLES E						
GRANTEE: DOUGLASS BENJAMIN B						
1317/2653	7/01/2016	WD	Q	I	01	99,900
GRANTOR: ROBERT R & HAZEL A SO						
GRANTEE: CHARLES E & BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S29 E17 E22 N20 N9 W8 W8 $
FUS=[ORIG=0,-30] N14 W39 S14 E39 $
FST=[ORIG=16,0] N16 W8 S16 E8 $
UOP=[ORIG=-6,29] S6 E7 N6 W7 $
FSP=[ORIG=8,-8] W8 S8 E8 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	114.00	300.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 12/21/2021 BY CP Total Acres: 0.79 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS